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20160422000079700 DEED  
**Bk:RB6108 Pg:533**  
04/22/2016 11:08:01 AM 1/2

FILED Mark Chilton  
Register of Deeds, Orange Co, NC  
Recording Fee: \$26.00  
NC Real Estate TX: \$200.00

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### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$200.00

Parcel Identifier No. 9880-36-3150  
Verified by DB County on the \_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

This instrument was prepared by: **Bagwell Holt Smith P.A. (without title examination)**

Grantee's address (return to): **401 Providence Road, Suite 200, Chapel Hill, NC 27514**

THIS DEED is made this 16<sup>th</sup> day of MARCH, 2016, by and between

GRANTOR	GRANTEE
<p><b>C.A.I. Group VII, LLC (a/k/a CAI Group VII, LLC)</b> a North Carolina limited liability company</p> <p><b>312 Cloister Court</b> <b>Chapel Hill, NC 27514</b></p>	<p><b>Timberlyne Lot 10, LLC</b> a North Carolina limited liability company</p> <p><b>401 Providence Road, Suite 200</b> <b>Chapel Hill, NC 27514</b></p>

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all those certain lots or parcels of land situated in **Orange County**, North Carolina and more particularly described as follows:

BEING all of Lot 10, containing 0.613 acres, more or less, as shown on that survey recorded in Plat Book 106 Page 109, Orange County Registry.

All or a portion of the property herein conveyed does not include the primary residence of a grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.



And Grantor covenants with Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims, except for the following exceptions:

1. Ad valorem taxes for 2016 and subsequent years.
2. Utility easements of record, if any.

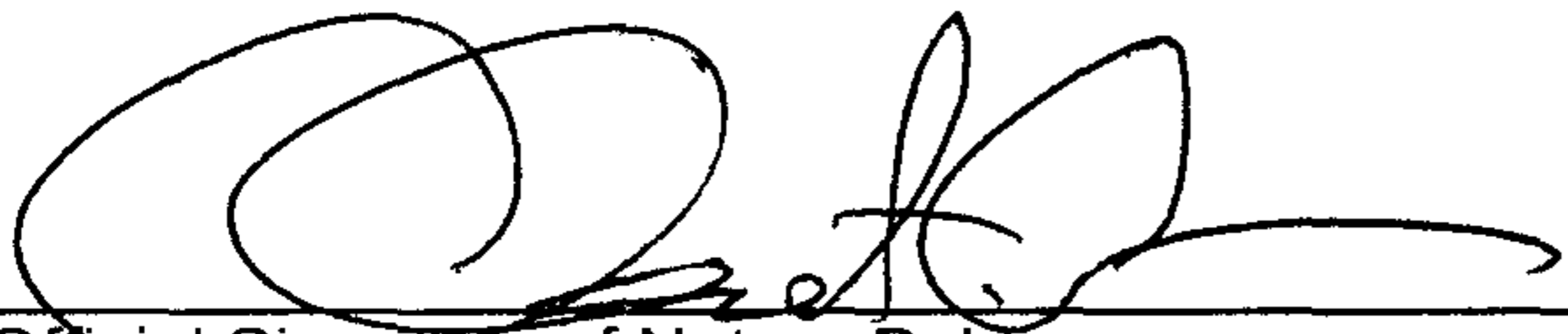
IN WITNESS WHEREOF, Grantor has duly executed the foregoing as of the day and year first above written.

C.A.I. Group VII, LLC (a/k/a CAI Group VII, LLC),  
a North Carolina limited liability company

By:   
Louis P. Gonzalez, Manager

STATE OF NORTH CAROLINA  
COUNTY OF ORANGE

I, a Notary Public of the County and State aforesaid, certify that Louis P. Gonzalez personally appeared before me this day and acknowledged that he is Manager of C.A.I. Group VII, LLC (a/k/a CAI Group VII, LLC) a North Carolina limited liability company, and being authorized to do so, that he executed the foregoing document for and as the act of the limited liability company for the purposes therein stated. Witness my hand and official stamp or seal, this 16<sup>th</sup> day of MARCH, 2016.

  
Official Signature of Notary Public

CHRISTOPHER A. CROWSON  
Notary's Printed or Typed Name, Notary Public

My commission expires: MAY 7, 2019

Date: MARCH 16, 2016

(Official Seal)

CHRISTOPHER A. CROWSON  
NOTARY PUBLIC  
ORANGE COUNTY, N.C.